

## Regulations for Real Estate Signage

### What are the regulations for residential real estate signs?

- C Signs advertising the sale, rent, or lease of property shall be limited to one real estate sign on each lot. Each such sign shall not exceed 6 square feet in size and 6 feet in height.
- C One real estate sign per street frontage is allowed for any multi-unit residential building or lot intended for such. It may not exceed 32 square feet in area or 8 feet in height. Such signs shall be constructed as a permanent monument and meet the sign criteria for such.

### What are the regulations for off-premise real estate signs directing people to my property.

- C Real Estate Directional signs are not allowed.
- C Real Estate Open House signs shall meet the following criteria:
  1. The number allowed include one sign at the arterial street intersection closest in driving distance to the property for sale, and from thence, one additional sign at each intersection leading directly to the property (See Figure 1).
  2. They may not exceed 6 square feet in area and 4 feet in height. They shall not exceed 3 feet in height if such signs are placed in a parkstrip.
  3. They shall be displayed only during those hours/day(s) which the house is open for actual inspection.
  4. They must be ground mounted and not be attached to trees, poles or street signs, etc.
  5. Such signs may be placed in the parkstrip only

with the approval of the person responsible for maintaining the landscaping of that parkstrip. They may only be placed within front facing residential parkstrips and may not be placed within parkstrip areas adjacent to back-facing or side-facing lots. Signs may not be placed in any location that creates a vehicular or pedestrian traffic visibility hazard.

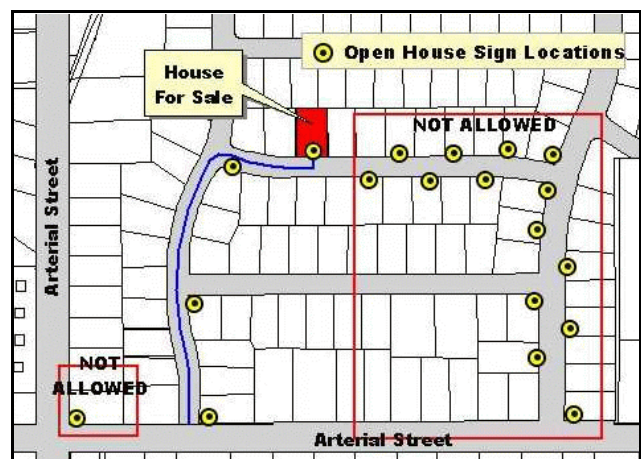


Figure 1

### What temporary signage is allowed for Subdivisions, Planned Unit Developments, Multiple Family Housing Developments under construction?

- C One development promotional sign may be placed on the premises of each development having five or more lots or approved unit sites in any residential zone. The size allowed for the sign depends on the number of lots being developed, as follows:

# of Units/Lots	5-24	25-49	50 or more
Size of Sign (sq. ft.)	64	96	128

- C Additionally, four temporary flags, not to exceed 24 square feet, may be displayed at the entrance to such development.
- C Three directional signs may be allowed for a developer to guide traffic to a site. They are limited to 32 square feet in area and 8 feet in height and must be placed entirely upon private property. These signs must have written permission of the property owner and be presented to the Community Development Director for approval before they are erected. The duration of display shall be the same as on-premise development promotional signs.
- C Maximum height for all temporary signs is 12 feet.
- C Model home signs shall not exceed 16 square feet in area nor 6 feet in height and shall be placed entirely upon the premises of the model.

**How long may the signs be displayed?**

All temporary signs shall be removed within **two** years of the issuance of the first building permit in the project or if the lots are sold out before **two** years immediately upon sale of the last lot.

**What are the regulations for non-residential real estate signs?**

- C Development Identification Signs, On-Premise. One sign announcing or identifying the future development of commercial or industrial property is allowed per public or private street frontage. The sign(s) may not be erected before the proposed development has been submitted for site plan review. They must be removed before final inspection or before permanent signs are installed. The size of the sign depends on the number of acres involved in the project.

Acres	<10	10-20	20>
Max. Size (sq.ft.)	64	96	128
Max. Hieght (ft.)	15	15	15

- C One on-premise real estate sign advertising the sale or lease of property is allowed per street frontage for any commercial, office or industrial planned center, building, lease space, or lot intended for such use based on the following guidelines and must be attached to the vacancy

Real Estate Type	Max. Size (Sq. Ft.)	Max Hieght (ft)
Lease Space	24	Lease Space
Pad in Center	24	8
<20 Acres	32	12
20 Acres +	64	15

**Where can I get more Information?**

For more detailed information about Real Estate signage or other sign questions you may obtain a copy of the Sandy City Development Code, Section 15-10, Sign Regulations, or contact the Sandy Community Development Department at 568-7269.